
DUPLEX



24 & 26 Millicent Avenue
Toorak



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Location

24 & 26 Millicent Avenue TOORAK, STONNINGTON CITY

Municipality

STONNINGTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO632

Heritage Listing

Stonnington City

Statement of Significance

Last updated on - January 1, 1900

What is significant?

The duplex 24 & 26 Millicent Avenue, Toorak, a single-storey dwelling built in 1911.

Elements that contribute to the significance of the place include (but are not limited to):

. The house's original external form, materials and detailing

. The house's high level of integrity to its original design.

Later alterations and additions, such as the rear additions to both houses, are not significant.

How is it significant?

The duplex at 24 & 26 Millicent Avenue, Toorak is of local architectural and aesthetic significance to the City of Stonnington.

Why is it significant?

The duplex at 24 & 26 Millicent Avenue, Toorak is a fine and highly intact example of a Federation house. The house strongly reflects the Federation Queen Anne architectural style popular in the first decade of the twentieth century in Toorak and across Melbourne more broadly. The asymmetrical composition, with complex roof forms, corner turret and a variety of window forms, and architectural elements and materials, including half-timbering with rough cast render, are typical of the style. The use of quality materials and elaborate detailing imparts a sense of grandeur and demonstrates the status of the owner in wealthy established areas such as Toorak in the early twentieth century (Criterion D).

The duplex at 24 & 26 Millicent Avenue, Toorak is a carefully designed and well-resolved example of a Federation house. The complex roof form of hips, main gable and corner turret with 'candle-snuffer' roof, and variety of window forms present a picturesque composition of this architectural style. The adoption of a highly picturesque overall design for the duplex, rather than a pair of duplicated facades, is of particular note (Criterion E).

Heritage Study/Consultant	Stonnington - City of Stonnington Federation Houses Study, GJM Heritage Pty Ltd, 2017;
Construction dates	1911,
Other Names	26 Millicent Avenue, Toorak, 24 Millicent Avenue, Toorak,
Hermes Number	201913
Property Number	

Physical Description 1

The single-storey duplex at 24 & 26 Millicent Avenue is designed and massed to resemble a single property within a garden setting. The design draws on the Federation Queen Anne style, and the duplex is architecturally well resolved. The 1911 duplex remains in a good condition.

The duplex comprises a picturesque, dominant roofline, with broken-back form, main street facing gable, and blind turret with 'candle-snuffer' roof (Figure 2). The wall construction is red brick, with roughcast render (overpainted) above sill level and the roof is clad in interlocking Marseilles tiles, with decorative ball finials to the gable ends and peaks, a stylised foliage finial on the turret (Figure 2). The brickwork to no. 26 has been overpainted. Existing chimneys have roughcast stacks, with simple brick corbel detailing and four slim tapering terracotta pots (Figure 2).

No. 24 Millicent Avenue has a deep verandah incorporated under the shallow pitched hip roof, with a secondary, small hip roof on the eastern side and a concrete floor. The verandah is supported on brick piers with square timber posts, and features a restrained dentilated, arched timber frieze. An orthogonal bay window is located on the verandah return. The windows are casements with leaded highlights (Figure 3).

No.26 Millicent Avenue has matching verandah detailing, and is located under a shallow roof adjacent to the main street fronting gable (Figure 4). The gable projects to the north and is supported on decorative timber brackets with roughcast and vertical timber strapping to the gable end (Figure 4). A bow window is centred on the gable, with a bank of three casement windows with highlights (Figure 4). The original front door is timber, with stained glass sidelights.

The boundary treatment is a modern replica cast iron palisade fence to no. 26 (erected c1980s), and a low height timber picket fence with ball finials to no. 24 (may be original; not confirmed). Both dwellings have modern additions on the rear (south) elevation.

Integrity

The house retains a high degree of integrity to the Federation Arts and Craft style in fabric, form and detail. While the house has undergone some alterations and additions, these do not diminish the ability to understand and appreciate the place as a fine example of a Federation house.

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>